

# Wasatch County

# FACTS



Updated August 2008

## Population

As of July 1st	2003	2004	2005	2006	2007
<b>Total Population</b>	18,515	19,177	19,999	21,053	21,951
<b>% Change of the Prior Year</b>	5.9%	3.6%	4.3%	5.3%	4.3%

Source: Utah Population Estimates Committee.

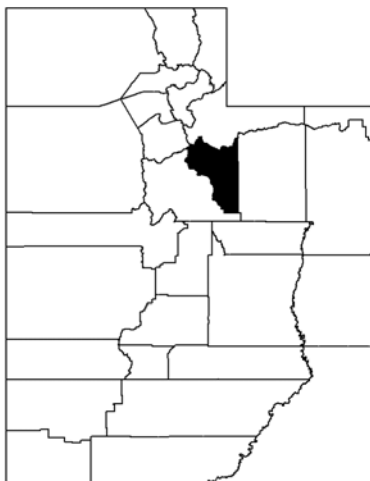
<http://governor.utah.gov/dea/datatables.html>

## City Population

As of July 1st	2007
<b>Charleston</b>	446
<b>Daniel</b>	592
<b>Heber</b>	9,715
<b>Midway</b>	3,474
<b>Wallsburg</b>	302

Source: U.S. Census Bureau.

<http://www.census.gov/popest/cities>



## Labor Force

	2003	2004	2005	2006	2007p
<b>Labor Force</b>	8,538	8,913	9,338	10,137	10,740
<b>Employed</b>	8,015	8,431	8,945	9,818	10,451
<b>Unemployed</b>	523	483	393	320	288
<b>Rate</b>	6.1%	5.4%	4.2%	3.2%	2.7%
<b>Nonfarm Jobs</b>	5,031	5,274	5,744	6,485	7,105
<b>%Chng Prior Year</b>	3.2%	4.8%	8.9%	12.9%	9.6%
<b>Mining</b>	19	22	45	80	71
<b>Construction</b>	635	768	935	1,137	1,238
<b>Manufacturing</b>	304	261	268	216	214
<b>Trade/Trans/Utilities</b>	833	882	1,042	1,260	1,525
<b>Information</b>	59	58	89	127	109
<b>Financial Activities</b>	225	248	257	276	291
<b>Profess/Business Svcs</b>	405	484	460	436	488
<b>Ed/Health/Social Svcs</b>	410	411	416	480	467
<b>Leisure/Hospitality</b>	917	936	1,005	1,196	1,342
<b>Other Services</b>	105	105	102	115	143
<b>Government</b>	1,120	1,099	1,125	1,162	1,218
<b>Total Establishments</b>	622	669	744	826	848
<b>Total Wages (\$Millions)</b>	126.4	135.7	152.4	180.3	222.6

Source: Utah Department of Workforce Services, Workforce Information.

<http://jobs.utah.gov/jsp/wi/utalmis/gotoLaborforce.do>

<http://jobs.utah.gov/jsp/wi/utalmis/gotoIndustry.do>

Wasatch County is centered upon scenic Heber Valley. Close to Utah's metropolitan area, the valley has an esthetic appeal to urbanites. Immigrants from Salt Lake City and Provo/Orem have moved here to escape the urban environments within which they work. Recreation is a major industry, with Jordanelle and Strawberry reservoirs offering great fishing. The historic Heber Creeper railroad offers a ride back to a previous era.

p = preliminary    r=revised

# Wasatch County

As an “urban fringe” county with commuting times of less than 45 minutes to both the Salt Lake and the Provo/Orem metropolitan areas, Wasatch County has become a haven for people seeking to locate in a scenic, rural setting within close proximity of urban amenities. In addition, urbanites along the Wasatch Front flock to the county for its year-round recreational activities. The county has three large reservoirs, an historic railroad, and the 2002 Winter Olympic cross-country and biathlon venue of Soldier Hollow anchoring a multitude of outdoor leisure opportunities.

Since 2000, the Wasatch County population has increased on average at a rapid 5.2 percent per year. The July 1<sup>st</sup>, 2007 population estimate for the county was 21,951, increasing by 898 over 2006.

## **Booming and Slowing Economy**

The Wasatch County labor market registered its fourth consecutive year of strong growth. During 2004, there were 4.8 percent more payroll jobs than in the previous year, increasing by 8.9 percent the next year, and in 2006 expanding fast by 12.9 percent. In 2007 overall job growth slowed a little to 9.6 percent with the addition of 620 new jobs, which brought the total non-farm payroll employment count to 7,105.

Such rapid job growth inevitably leads to lower levels of unemployment. On average, there were 522 Wasatch County residents unemployed during 2003, dropping each year with just 288 unemployed in 2007. Over this same four-year period, the unemployment rate has been cut to a historic low, averaging 6.1 percent in 2003, declining each year to reach a remarkably low rate of 2.7 in 2007.

When jobs are plentiful and unemployment is very low, economists characterize the labor market as having reached “full employment.” Unemployment will never be zero. There is always normal turnover of people moving in and out of the labor market, with many workers who are temporarily between jobs. In a vibrant, growing economy there is also an imperfect

match between the skills expanding industries need and the skills of the labor force.

## **Major Construction Growth**

Propelling the economy forward for the last four years has been construction, primarily home building. Annual new job creation in construction has been above 20 percent each year from 2004 to 2006. During 2007, the 101 new construction jobs represented a slower but still strong increase of 8.9 percent.

Construction jobs in Wasatch County made up 12.6 percent of total payroll employment in 2003, but by 2007 this percentage had increased to 17.4 percent.

Two other industries supplying the bulk of 2007 job increases—trade and the leisure/hospitality sectors. Trade employment grew by 282 and leisure/hospitality added 146 new jobs.

## **Home Building Subsidies**

During 2005, the number of new dwelling units permitted in the county was 511, or 60.2 percent more than permitted during 2004. There were 625 new dwelling units permitted in 2006. Home construction slowed down in 2007 with 431 new housing permits. For the first six months of 2008 there were 123 new housing permits, or a 41.4 percent decline from the 297 units permitted from January through June of 2007.

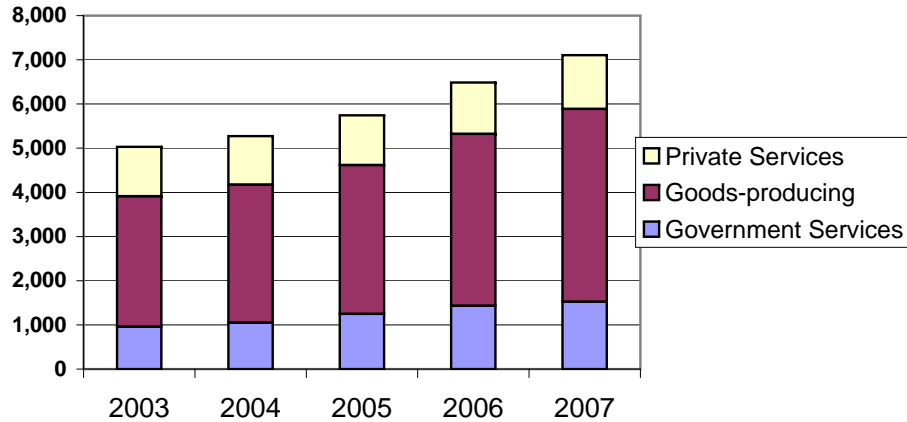
The substantial reduction in home building from its 2006 peak has been partially reflected in the unemployment statistics. Unemployment has increased gradually by the summer of 2008 to around 3.2 percent, still a very favorable rate.

## **The Outlook**

The end of the residential construction boom, tight credit, and high energy and food prices are a significant drag on economic conditions all across Utah. While not immune from these headwinds, Wasatch County continues to produce overall job growth above 5 percent. The four industries that are generating many new jobs in 2008 are trade, leisure/hospitality, professional and business services, and public education.

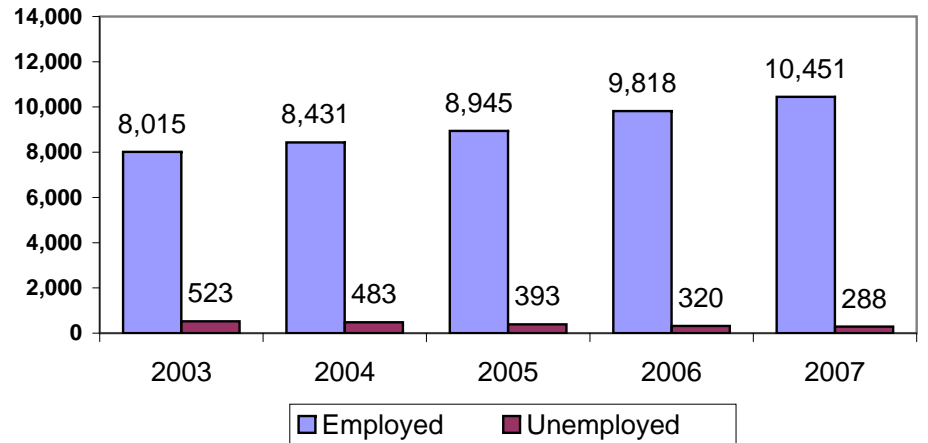
The Wasatch County labor market will continue to out perform other areas of the state for the remainder of 2008 and into 2009.

### Total Non-farm Payroll Employment in Wasatch County by Category



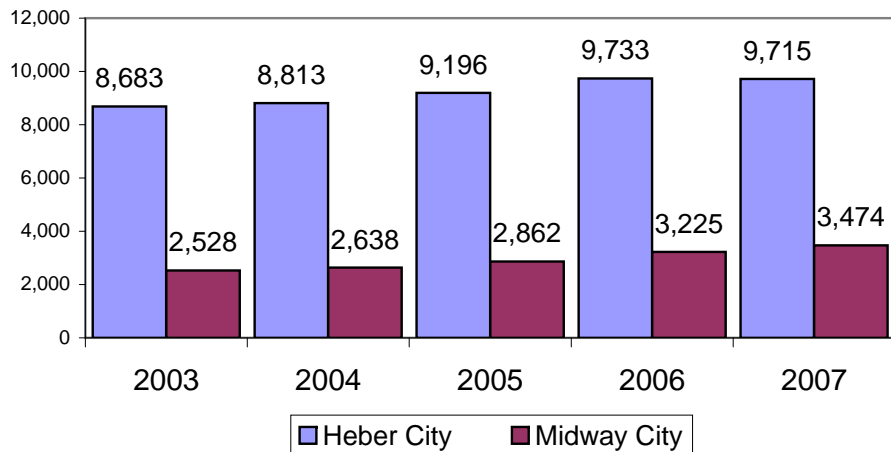
Goods-producing industries are mining, manufacturing, and construction.  
Source: Utah Department of Workforce Services.

### Wasatch County Labor Force



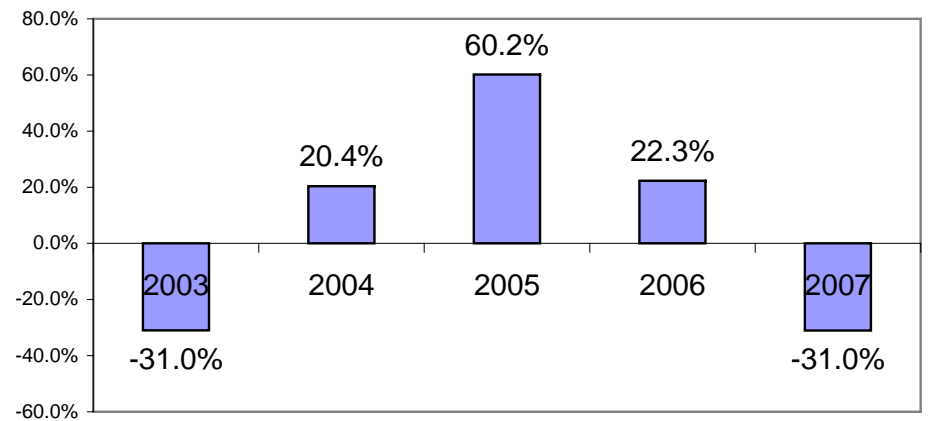
Source: Utah Department of Workforce Services.

### Population of Heber and Midway Cities



Source: U.S. Census Bureau.

### Year-to-Year Change in Wasatch County Dwelling Unit Permits



Source: Utah Department of Workforce Services.

# Income and Wages

	2003	2004	2005	2006	2007p
<b>Total Personal Income (\$Millions)</b>	379.1	416.3	461.2	511.6	580.2
<b>Per Capita Income</b>	21,770	23,296	24,553	25,676	26,432
<b>Avg Household Income from IRS Returns</b>	53,597	57,369	63,068	71,556	NA
<b>Average Monthly Nonfarm Wage</b>	2,093	2,145	2,212	2,317	2,611

Source: U.S. Bureau of Economic Analysis, Utah State Tax Commission, Utah Department of Workforce Services.

<http://www.bea.gov/bea/regional/reis/>

<http://tax.utah.gov/esu/income/>

<http://jobs.utah.gov/jsp/wi/utalmis/gotoIndustry.do>

# Sales and Building

	2003	2004	2005	2006	2007p
<b>Gross Taxable Sales (\$000s)</b>	184,211	190,081	226,488	274,305	318,425
<b>Permit Authorized Construction (\$000)</b>	76,524	83,963	175,024	205,702	172,034
<b>New Residential Building Permits</b>	265	319	511	625	431
<b>Residential Build Permits Value (\$000)</b>	61,453	70,903	134,331	188,632	146,973

Source: Utah Tax Commission and University of Utah Bureau of Economic and Business Research.

<http://tax.utah.gov/esu/income>

<http://www.business.utah.edu/bebr/>

## Demographics

Census	2000
Under 18	34.2%
65 years and over	8.4%
Median Age	29.5
Persons per Household	3.18
Persons per Family	3.55
Female-Headed Families	7.5%
High School Graduates	89.3%
College Graduates	26.3%
Labor Force	
Female Participation	57.6%
Male Participation	80.1%
Self-Employed	8.8%
Commute Time (minutes)	25.3
Median Family Income	\$52,102
Median Earnings	
Male, full-time, year-rnd	\$37,399
Female, full-time, yr-rnd	\$23,571
Persons Below Poverty	5.2%

Source: U.S. Census Bureau

<http://factfinder.census.gov>

## Largest Employers

Wasatch School District  
 Homestead Resort  
 Zermatt Resort  
 Wasatch County  
 RMD Management  
 Heber Valley Medical Center  
 D Brothers  
 State of Utah  
 Smith's  
 Swiss Alps Inn/Dairy Keen  
 McDonald's  
 Inn on the Creek Foods  
 Heber City  
 Heber Valley Historic Railroad  
 Diversified Business & Accounting

Source: Utah Dept. of Workforce Services.

<http://jobs.utah.gov/jsp/wi/utalmis/gotoCounties.do>

## Other

Population by Race	2000
White	95.6%
Black	0.2%
American Indian	0.4%
Asian	0.2%
Pacific Islanders	0.2%
Other	3.4%
Hispanic/All Races	5.1%

Source: U.S. Census Bureau

<http://factfinder.census.gov>

## For More Information . . .



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[jobs.utah.gov/opencms/wi](http://jobs.utah.gov/opencms/wi)